

AN EXCLUSIVE COLLECTION OF
CONTEMPORARY RIVERSIDE OFFICES
AVAILABLE ON FULLY FLEXIBLE TERMS



HAMILTON HOUSE

1 TEMPLE AVENUE
LONDON EC4Y 0HA





DISCOVER THE DIFFERENCE.

A characterful Grade II listed building providing contemporary plug & play offices at exceptional value, in a prime riverside central London location.



ALL INCLUSIVE COSTS

The office space is all wrapped into one inclusive cost, meaning no surprises.



ROOM TO GROW

Spaces available from 4-50 desks, meaning a thriving, like-minded community.



FLEXIBLE TERMS

We're here to discuss the terms that suit your business and the way you work.



A WARM WELCOME.

RECEPTION

Our on-site team are on hand to welcome your guests and take your phone calls, meaning you've got more time to get on with your working day.

HH

WHAT'S INCLUDED?



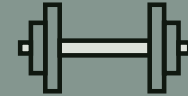
FURNISHED
OFFICES



HIGH SPEED
INTERNET SERVICE



24 HOUR
ACCESS AND
CCTV SECURITY



GYM &
YOGA STUDIO



OUTSIDE
BREAKOUT AREAS



KITCHENETTE
WITH UNLIMITED
TEA & COFFEE



ON-SITE TEAM
& COMMUNITY
EVENTS CALENDAR



FOCUS
BOOTHS



RIVERSIDE
LOCATION



SHOWERS
& LOCKERS



BIKE
STORAGE



PET
FRIENDLY

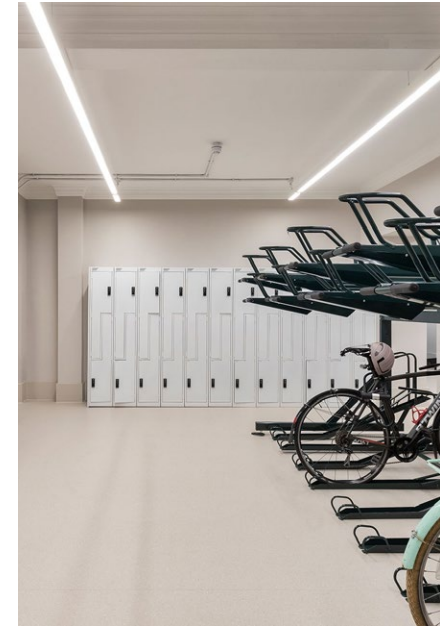


SMART MEETING SPACES.

We have a range of meeting rooms, with capacity for 6-14 people. Each room is fully enabled with AV, Wi-Fi and refreshments included.

OCCUPIER WELLBEING.

Hamilton House boasts best-in-class certifications in occupier wellbeing, offering a new, fully-equipped gym and yoga studio, with changing facilities and bicycle storage.



FLEXGRADE GOLD

The building offers exceptional amenities and services, making for a welcoming and comfortable workplace.



WELL COWORKING

Workspace that inspires productivity, healthy living, offers improved air and water quality and more.



AN EXCEPTIONAL ROOF TERRACE.

The spacious terrace has garden and river views, providing a serene environment for an informal meeting, or just to simply take some time out.

H

ROOF TERRACE

A SUSTAINABLE WORKPLACE.

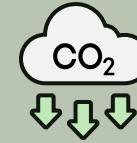
Our luxurious and modern refurbishment of the Grade II listed building known as Hamilton House, provides a space that actively improves both the wellbeing of its occupants and the local area.

This beautiful, naturally well-lit and ventilated building cultivates a sense of calm and focus.



100% RENEWABLE ENERGY

This means Hamilton House is on track to achieve the London City Energy Use Intensity Net Zero target.



2,135 TONS OF CARBON SAVED

By repurposing existing structures, both retaining the character of the building and vastly reducing its embodied carbon.



BIODIVERSITY

Planting around Hamilton House helps create cleaner air, boost bio-diversity and reconnects us with nature.



50% OF WASTE RECYCLED

We are focusing on reducing overall waste and preventing waste going to landfill, including composting food waste whenever possible.



SUSTAINABLE DESIGN

Our refit is as sustainable as possible; restoring floors, windows, decorative features, and partially retaining the existing heating system.



WATER EFFICIENT

Our design helps maximise efficiency, with low-flow fittings installed – saving essential energy and carbon.





READY FOR
BUSINESS.

OFFICE SPACE

Hamilton House offers sophisticated, flexible workspaces where businesses thrive. From 4–50 desks, it provides freedom to grow in a professional community setting.

REFINED OFFICES.

The offices retain their wonderful character and distinctive charm with the benefit of views across the River Thames and the adjacent Inner Temple Gardens.



THE VIEW FROM HAMILTON HOUSE.

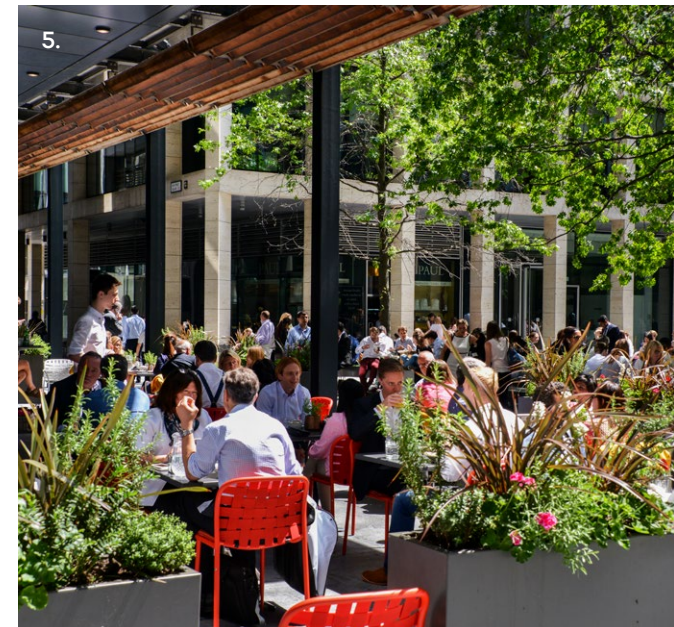
A stunning waterside location
with direct views across the
River Thames to some of London's
most iconic landmarks.



THE PERFECT LOCATION.

Hamilton House is located in the heart of central London, where the City connects with Midtown and the capital's financial, legal and professional worlds meet.

The building boasts iconic views of landmarks such as the Shard and Tower Bridge, and is within close proximity to the London Eye, Tate modern and Westminster Abbey.



- 1 Inner Temple Garden
- 2 Blank Street Coffee
- 3 OXO Tower
- 4 Sea Containers House
- 5 New Street Square




LOCAL AREA

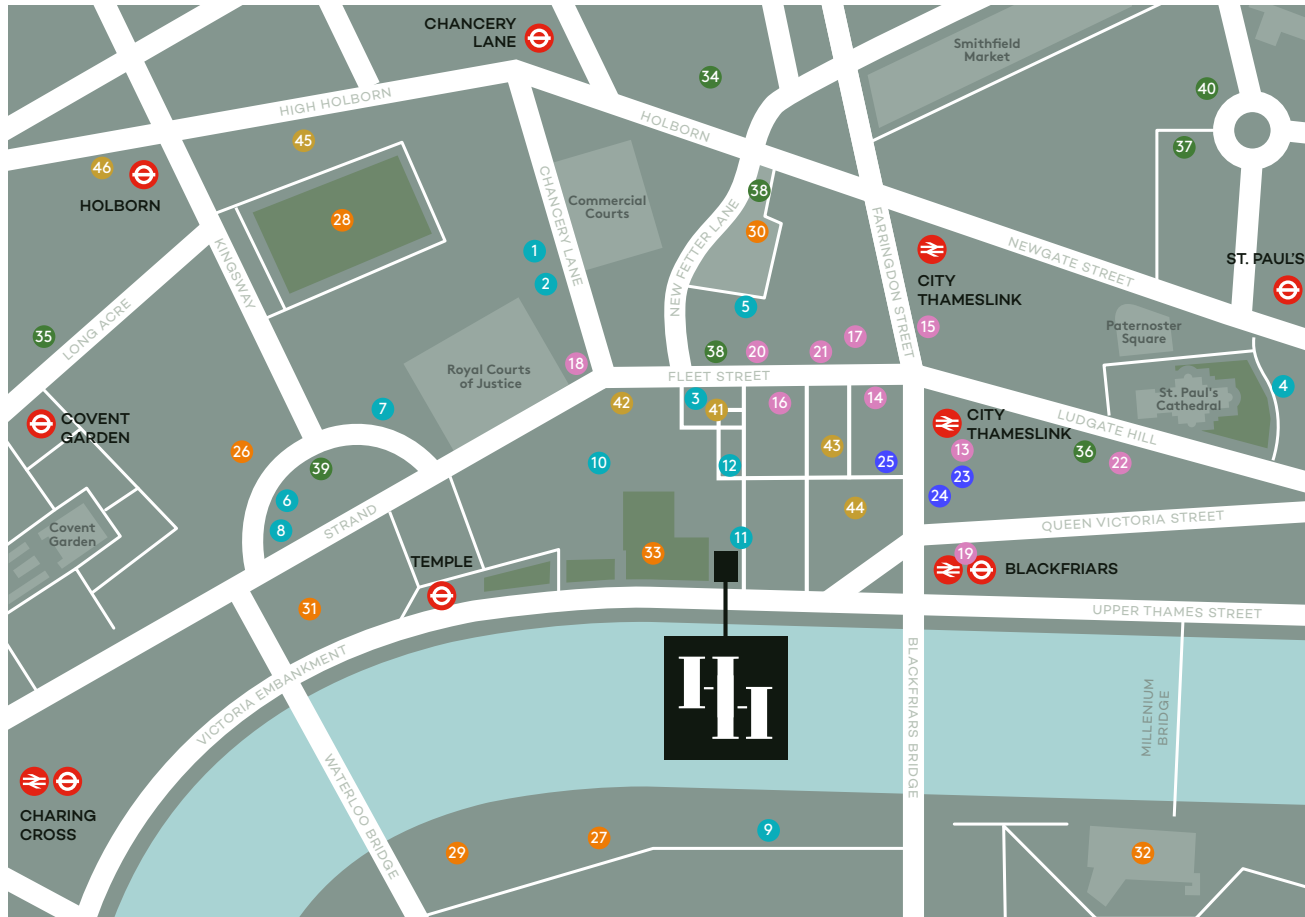



CYCLE SUPERHIGHWAY
 1 minute


BLACKFRIARS
 3 minutes


TEMPLE
 3 minutes


CITY THAMESLINK
 5 minutes



LOCAL AREA

ON YOUR DOORSTEP.

A wealth of local restaurants and cafés are in the immediate vicinity, whilst the adjacent Inner Temple Garden provides a unique green space.

RESTAURANTS

- 1 Brasserie Blanc
- 2 Gaucho
- 3 Chambers
- 4 Ivy Asia
- 5 Natural Kitchen
- 6 Radio Rooftop
- 7 Roka
- 8 STK Steakhouse
- 9 Sea Containers
- 10 Pegasus
- 11 Tempio
- 12 Jamies

CAFÉS

- 13 Alchemy Coffee
- 14 Blank Street Coffee
- 15 Caffé Nero
- 16 Coco di Mama
- 17 Establishment Coffee
- 18 Fleet Street Press
- 19 Flow
- 20 Java Java
- 21 Pret
- 22 Soho Coffee Co.

SHOPS

- 23 Boots
- 24 Sainsburys
- 25 Tesco

LEISURE & CULTURE

- 26 Aldwych Theatre
- 27 Gabriel's Wharf
- 28 Lincoln's Inn Fields
- 29 National Theatre
- 30 New Street Square
- 31 Somerset House
- 32 Tate Modern
- 33 Inner Temple Gardens

GYMS

- 34 Gymbox
- 35 Nuffield Health
- 36 Proathlon
- 37 PureGym
- 38 The Gym
- 39 King's Sport
- 40 Virgin Active

HOTELS

- 41 Apex
- 42 The Z Hotel
- 43 Premier Inn
- 44 Hyatt Regency
- 45 Rosewood
- 46 The Hoxton

FURTHER INFORMATION.

To arrange a viewing please contact:

Claire Mahboobani
Flex Sales & Marketing Executive
t: +44 (0) 7748 005 404
e: flexsales@dorrington.co.uk

Laurine Texier
Centre Manager
t: +44 (0) 7955 293 462
e: laurine@hamilton-house.co.uk

Luke Trusselle
Head of Flex
t: +44 (0) 7551 591 650
e: luke.trusselle@dorrington.co.uk

HAMILTON-HOUSE.CO.UK

Misrepresentations Act 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. November 2025.

Designed by Cre8te - 020 3468 5760 - cre8te.london

